HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ontario Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2010

Figure 1

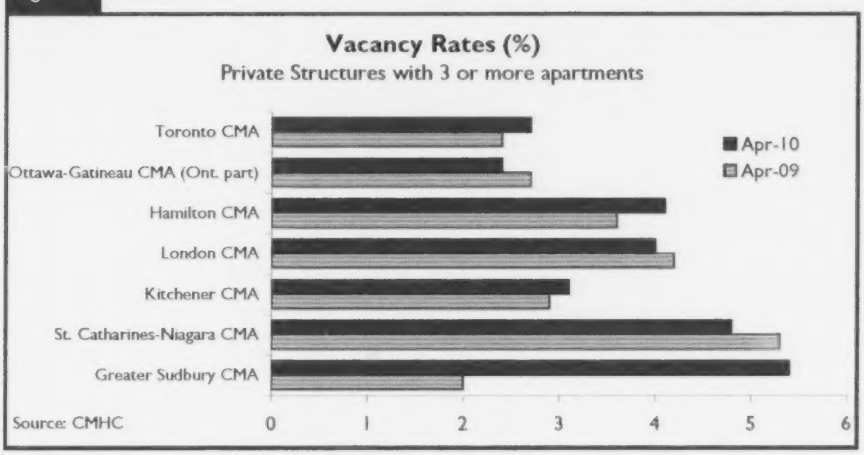
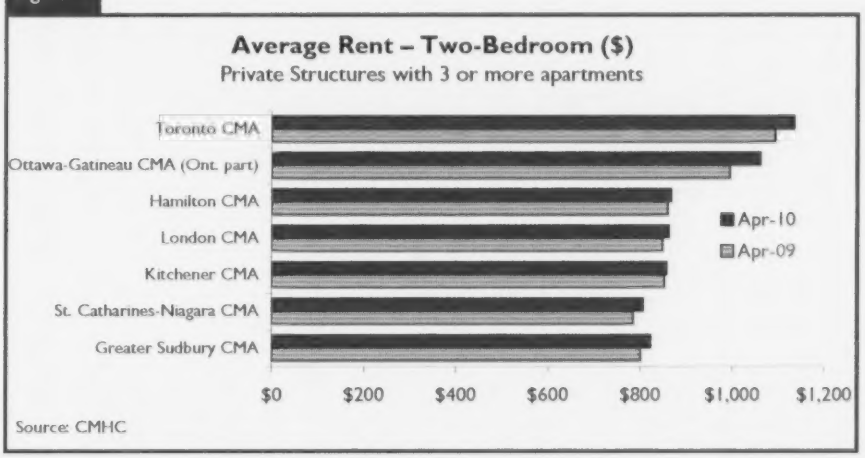


Figure 2



Highlights

- Ontario vacancy rates stabilized reaching 3.4 per cent, up from 3.3 per cent last year
- Greater Sudbury posts biggest jump in vacancies while Windsor posts biggest drop
- Ontario's softest rental markets in recent years show sharpest turnaround
- Fixed sample 2-bed apartment rents increased at a slower rate
- Notable factors exerting upward pressure on rental vacancies include strong shift to homeownership, less international migration
- Notable factors exerting downward pressure on rental vacancies include fewer apartment ownership and rental completions and stronger job gains

*Only centres with a population of 10,000 + are included in the survey.

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HOME TO CANADIANS

Ontario Rental Vacancy Rates Inched Higher in April 2010

For a third consecutive spring session Ontario vacancy rates moved higher, albeit modestly, reaching 3.4 per cent, up from 3.3 per cent in the spring of 2009. Vacancy rates were either stable or moved higher in two thirds of Ontario urban centres. Western and eastern Ontario markets enjoyed tighter conditions versus one year ago. Southern and northern Ontario rental markets experienced higher vacancy rates.

The balance between rental demand and supply determines the vacancy rate. A number of factors have decreased rental demand and exerted upward pressure on provincial vacancy rates. Firstly, according to CMHC's *Home Purchase and Renovation Survey*, more first time buyers have been in the market planning a home purchase over the past year. These first-time buyer intentions translated into actual purchases as evidenced by the record pace in Ontario existing home sales since this time last year. An attempt by households to beat higher mortgage costs and higher taxes was likely behind the accelerated decision to purchase a home, particularly in some of the more expensive southern Ontario ownership markets. Consequently, more renter households shifted from renting to owning a home – dampening demand for rental accommodation.

Ontario's immigration story is another factor dampening rental demand. While the global recovery is underway, the uncertainty created from the economic downturn prompted less international travel over the past year. Immigration into Canada and Ontario has slowed. Immigrants typically lack the savings and work experience to qualify for homeownership. Approximately 75 per cent of immigrants opt for rental accommodation when first arriving in Canada. With more renter households shifting out of rental units in search of ownership options, fewer immigrants were taking occupancy of vacated units.

However, other factors likely added to rental demand. An improving job market not only benefitted demand for ownership housing but also increased demand for rental accommodation as well. Employment among youth, declined dramatically between the fall of 2008 and the summer of 2009. Since then, job opportunities for youth have stabilized and moved higher in recent months. Young adults are more likely to rent versus households in other age categories. When job markets improve they are more likely to consider leaving the parental home to form their own household.

Fewer competitive headwinds from the apartment ownership and the purpose-built rental sector were another factor exerting downward pressure on vacancy rates. On the ownership front, fewer high-density apartment projects reached the completion stage since last spring. First-time buyers find condominium apartment dwellings an affordable entry point into the ownership market. With fewer renter households taking occupancy of their new apartments, few vacated their existing rental units – putting downward pressure on vacancies.

Similarly, the completion of purpose-built rental units eased over the past year creating less competition for existing landlords. However, the story varied by metropolitan area as supply pressures were more pronounced in Peterborough, Sudbury, Kitchener and London urban centres.

In addition to the trends noted above, local economic developments often help explain changes in rental markets on a city-by-city basis. For example, after boasting the tightest rental market conditions in the province of Ontario in recent years, the vacancy rate in Greater Sudbury jumped as the goods-producing sector there has not fared as well – causing a drop in rental demand. Meanwhile, other goods-producing urban centres such as Windsor, Oshawa and St. Catharines-Niagara have seen some stability return to their economies and rental markets. Increasing global demand for manufactured goods has spurred production and some re-hiring – encouraging less out-migration. Meanwhile, public sector spending benefitted eastern Ontario rental markets such as Ottawa and Kingston in the past year.

Fixed sample apartment rents for 2-bedroom units rose by 1.4 per cent in April 2010 compared with a 2 per cent increase last April. Additional vacancies in most Ontario centres kept the growth in 2-bedroom fixed sample rents below the Province Rent Review Guideline amount of 2.1 per cent this year.

Ontario Apartment Vacancy Rates
Inset 1
Ottawa
2.4%
Barrie
4.7%
Peterborough
6.6%
Kingston
2.2%
Oshawa
3.7%
Guelph
4.6%
Toronto
2.7%
Kitchener
3.1%
Hamilton
4.1%
Brantford
2.8%
St. Catharines -
Niagara 4.8%
London
4.0%
Thunder Bay
2.9%
Windsor
12.4%
Greater Sudbury
5.4%
Legend
2.2% 2010 vacancy rate for Kingston
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT

Ontario CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	6
Average Rents ($)	7
Number of Units - Vacant and Universe	8
Availability Rates (%)	9
Estimate of Percentage Change (%) of Average Rent	10
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	11
Average Rents ($)	12
Number of Units - Vacant and Universe	13
Availability Rates (%)	14
Estimate of Percentage Change (%) of Average Rent	15
Ontario - Eastern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	16
Average Rents ($)	16
Number of Units - Vacant and Universe	17
Availability Rates (%)	17
Estimate of Percentage Change (%) of Average Rent	18
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	19
Average Rents ($)	19
Number of Units - Vacant and Universe	20
Availability Rates (%)	20
Estimate of Percentage Change (%) of Average Rent	21
Ontario – Greater Golden Horseshoe Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	22
Average Rents ($)	22
Number of Units - Vacant and Universe	23
Availability Rates (%)	23
Estimate of Percentage Change (%) of Average Rent	24
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	25
Average Rents ($)	25
Number of Units - Vacant and Universe	26
Availability Rates (%)	26
Estimate of Percentage Change (%) of Average Rent	27

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Ontario - Northern Ontario Centres

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 28
Average Rents ($) 28
Number of Units - Vacant and Universe 29
Availability Rates (%) 29
Estimate of Percentage Change (%) of Average Rent 30

Row and Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 31
Average Rents ($) 31
Number of Units - Vacant and Universe 32
Availability Rates (%) 32
Estimate of Percentage Change (%) of Average Rent 33

Ontario - Southwestern Ontario Centres

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 34
Average Rents ($) 35
Number of Units - Vacant and Universe 36
Availability Rates (%) 37
Estimate of Percentage Change (%) of Average Rent 38

Row and Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 39
Average Rents ($) 40
Number of Units - Vacant and Universe 41
Availability Rates (%) 42
Estimate of Percentage Change (%) of Average Rent 43

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	**	**	3.5 b	4.0 b	3.8 b	4.8 b	4.1 d	5.3 c	4.2 b	4.7 b
Brantford CMA	**	**	3.0 d	3.7 d	2.9 b	2.5 b	1.5 c	1.9 c	2.9 b	2.8 b
Greater Sudbury CMA	4.9 d	5.0 d	2.6 b	6.4 c	1.3 a	5.2 b	2.3 c	2.1 c	2.0 a	5.4 b
Guelph CMA	5.3 d	3.2 d	3.7 b	4.0 c	3.6 b	5.3 b	4.2 d	0.0 c	3.7 a	4.6 b
Hamilton CMA	7.1 b	5.7 b	3.6 a	4.6 a	3.4 a	3.7 a	2.7 a	2.7 a	3.6 a	4.1 a
Kingston CMA	1.8 c	2.8 c	2.2 b	2.1 b	2.6 b	2.2 a	**	**	2.4 a	2.2 a
Kitchener CMA	2.5 c	**	2.6 a	3.0 a	3.1 b	3.1 b	3.0 b	5.2 d	2.9 a	3.1 b
London CMA	3.1 d	2.8 c	3.8 a	2.9 a	4.6 a	4.7 b	3.2 c	**	4.2 a	4.0 b
Oshawa CMA	2.9 c	3.8 d	3.5 b	4.1 b	3.3 b	3.8 a	7.3 c	1.3 a	3.7 b	3.7 a
Ottawa-Gatineau CMA (Ont. part)	2.4 b	3.4 d	2.5 a	2.4 a	2.9 a	2.3 b	**	1.6 c	2.7 a	2.4 a
Peterborough CMA	4.8 d	**	3.4 b	5.6 b	4.0 b	6.9 c	3.0 d	**	3.8 b	6.6 b
St. Catharines-Niagara CMA	5.8 d	**	4.9 b	5.1 b	5.6 b	4.5 b	5.3 c	3.6 c	5.3 b	4.8 a
Thunder Bay CMA	4.1 d	1.2 d	2.9 a	3.6 c	2.7 a	2.3 a	0.0 c	**	2.8 a	2.9 a
Toronto CMA	2.7 b	2.4 b	2.8 a	3.2 b	2.2 a	2.2 a	1.6 b	2.6 b	2.4 a	2.7 a
Windsor CMA	14.7 c	**	15.6 a	11.7 c	15.5 a	13.1 c	**	**	15.5 a	12.4 a
Ontario 10,000+	**3.6 b**	**3.5 b**	**3.4 a**	**3.6 a**	**3.2 a**	**3.2 a**	**2.6 a**	**2.9 a**	**3.3 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	675 a	687 a	854 a	852 a	958 a	970 a	1,143 a	1,135 a	925 a	935 a
Brantford CMA	566 b	620 b	682 a	707 a	757 a	778 a	829 a	846 a	736 a	761 a
Greater Sudbury CMA	501 a	502 a	674 a	677 a	802 a	823 a	915 a	942 a	747 a	765 a
Guelph CMA	609 a	581 a	772 a	768 a	878 a	876 a	1,073 b	1,001 a	841 a	833 a
Hamilton CMA	509 a	523 a	682 a	704 a	860 a	868 a	1,050 a	1,103 a	778 a	795 a
Kingston CMA	586 a	599 a	755 a	753 a	894 a	895 a	1,105 b	1,320 c	843 a	854 a
Kitchener CMA	576 a	596 b	723 a	714 a	853 a	858 a	971 a	1,005 a	809 a	810 a
London CMA	519 a	530 a	682 a	688 a	849 a	862 a	980 a	992 b	776 a	787 a
Oshawa CMA	636 a	644 a	782 a	793 a	876 a	905 a	978 a	1,037 a	850 a	872 a
Ottawa-Gatineau CMA (Ont. part)	669 a	688 a	817 a	873 a	995 a	1,061 a	1,213 a	1,252 a	882 a	951 a
Peterborough CMA	570 a	592 a	727 a	749 a	850 a	891 a	998 b	1,060 a	808 a	840 a
St. Catharines-Niagara CMA	510 a	523 a	662 a	679 a	785 a	807 a	877 a	924 a	737 a	757 a
Thunder Bay CMA	494 a	481 a	600 a	620 a	730 a	759 a	835 a	929 b	672 a	695 a
Toronto CMA	772 a	802 b	930 a	943 a	1,093 a	1,134 a	1,245 a	1,326 b	1,007 a	1,044 a
Windsor CMA	470 b	480 a	630 a	622 a	748 a	736 a	871 b	861 b	662 a	661 a
Ontario 10,000+	**697 a**	**716 a**	**825 a**	**836 a**	**949 a**	**978 a**	**1,139 a**	**1,203 a**	**893 a**	**920 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	129	39 b	975	94 b	1,944	12 c	232	155 b	3,280
Brantford CMA	**	88	51 d	1,376	64 b	2,589	11 c	578	131 b	4,630
Greater Sudbury CMA	34 d	682	235 c	3,686	312 b	5,986	13 c	602	594 b	10,956
Guelph CMA	9 d	277	86 c	2,178	205 b	3,854	0 c	273	300 b	6,583
Hamilton CMA	110 b	1,923	854 a	18,560	711 a	19,180	67 a	2,448	1,743 a	42,111
Kingston CMA	22 c	789	81 b	3,918	157 a	7,122	**	569	276 a	12,398
Kitchener CMA	**	676	290 a	9,786	501 b	16,404	75 d	1,455	879 b	28,321
London CMA	28 c	1,023	481 a	16,495	1,029 b	21,939	**	1,309	1,625 b	40,765
Oshawa CMA	14 d	369	140 b	3,428	253 a	6,684	10 a	778	418 a	11,258
Ottawa-Gatineau CMA (Ont. part)	148 d	4,343	681 a	28,697	582 b	25,288	37 c	2,349	1,448 a	60,677
Peterborough CMA	**	184	116 b	2,061	227 c	3,274	**	315	387 b	5,834
St. Catharines-Niagara CMA	**	425	313 b	6,070	375 b	8,356	37 c	1,020	756 a	15,871
Thunder Bay CMA	4 d	294	72 c	2,000	67 a	2,873	**	119	152 a	5,286
Toronto CMA	560 b	23,237	4,128 b	130,118	2,879 a	128,123	676 b	26,199	8,244 a	307,677
Windsor CMA	**	1,223	868 c	7,428	733 c	5,595	**	485	1,833 a	14,731
Ontario 10,000+	**1,305 b**	**37,725**	**9,242 a**	**255,137**	**9,438 a**	**290,768**	**1,234 a**	**41,991**	**21,219 a**	**625,620**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	**	**	5.0 b	5.7 b	6.3 b	9.4 b	**	10.0 c	6.4 a	8.3 b
Brantford CMA	**	**	3.5 c	4.7 c	3.6 c	3.1 c	1.5 c	3.8 d	3.5 b	3.7 c
Greater Sudbury CMA	8.6 c	5.8 d	4.4 c	8.1 c	2.9 a	6.0 b	4.0 d	5.8 c	3.8 b	6.7 b
Guelph CMA	**	11.1 d	7.1 a	6.6 b	7.0 a	8.0 b	5.8 c	3.0 c	7.0 a	7.4 a
Hamilton CMA	11.2 c	11.1 c	6.0 a	8.2 a	5.8 a	7.1 a	5.6 b	6.0 b	6.1 a	7.7 a
Kingston CMA	3.5 d	4.5 c	4.7 b	4.2 b	4.3 b	4.1 b	**	**	4.7 b	4.1 b
Kitchener CMA	3.8 d	4.5 d	5.1 a	5.7 b	5.9 a	5.6 a	5.7 b	7.4 c	5.5 a	5.7 a
London CMA	6.4 c	5.6 c	7.4 a	5.9 a	8.5 a	8.2 a	6.3 b	**	7.9 a	7.3 a
Oshawa CMA	4.0 d	4.6 d	5.7 b	5.6 b	5.3 a	5.2 a	9.3 c	2.8 b	5.7 a	5.1 a
Ottawa-Gatineau CMA (Ont. part)	4.5 b	6.0 c	4.2 a	4.6 a	5.2 b	5.6 b	**	4.2 d	4.8 a	5.1 a
Peterborough CMA	**	**	6.8 b	9.2 b	7.0 b	9.5 c	**	**	6.9 b	9.8 b
St. Catharines-Niagara CMA	**	**	7.7 b	7.8 b	8.1 b	7.0 b	8.1 c	4.6 c	7.9 a	7.3 a
Thunder Bay CMA	4.8 d	2.2 c	3.8 b	4.5 b	3.7 b	3.4 b	**	**	3.8 b	3.8 b
Toronto CMA	4.7 c	4.4 b	4.9 a	5.2 a	4.0 b	4.3 a	3.4 b	4.2 b	4.4 a	4.7 a
Windsor CMA	17.6 d	20.1 d	18.2 a	15.5 a	17.7 a	16.1 a	**	**	18.0 a	15.9 a
Ontario 10,000+	**5.7 b**	**5.8 b**	**5.6 a**	**5.9 a**	**5.4 a**	**5.5 a**	**4.8 a**	**4.8 b**	**5.4 a**	**5.7 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Barrie CMA	2.6 c	++	1.1 a	1.0 d	++	1.4 a	**	2.3 a	++	1.1 a
Brantford CMA	**	**	3.8 c	**	4.2 d	**	3.6 c	++	2.8 b	**
Greater Sudbury CMA	**	++	5.5 c	**	6.2 b	**	**	++	6.1 b	**
Guelph CMA	**	++	1.5 a	0.5 b	1.8 a	++	1.8 c	++	1.8 a	0.5 b
Hamilton CMA	++	++	1.4 a	1.9 b	1.5 a	1.1 a	0.9 a	1.7 c	1.2 a	1.6 b
Kingston CMA	3.2 d	++	2.7 a	2.6 a	2.7 a	2.6 a	2.3 c	++	2.6 a	2.5 a
Kitchener CMA	1.0 d	1.3 a	1.6 a	1.4 a	1.7 a	1.2 a	1.5 a	1.3 a	1.8 a	1.3 a
London CMA	3.4 c	1.4 d	1.8 a	1.3 a	1.5 a	1.2 a	0.7 b	1.3 a	1.7 a	1.2 a
Oshawa CMA	++	++	0.8 d	1.3 a	1.1 d	1.8 c	++	**	0.8 d	1.7 c
Ottawa-Gatineau CMA (Ont. part)	4.6 c	4.7 d	4.3 c	3.4 c	4.3 b	2.9 b	5.9 d	4.6 d	4.0 b	3.4 b
Peterborough CMA	++	++	3.7 d	1.2 d	3.6 c	1.4 a	**	**	3.5 c	1.3 a
St. Catharines-Niagara CMA	++	3.8 d	1.0 d	2.0 b	1.7 c	1.8 a	**	2.2 b	1.4 a	1.4 a
Thunder Bay CMA	**	1.8 b	2.3 c	4.5 c	2.4 c	3.1 b	++	**	2.2 c	3.2 b
Toronto CMA	2.9 c	++	**	++	1.6 c	1.0 d	++	2.5 c	**	0.9 d
Windsor CMA	++	++	++	++	++	++	++	++	++	++
Ontario 10,000+	**2.8 b**	**1.1 d**	**2.1 b**	**1.3 a**	**2.1 a**	**1.3 a**	**2.1 c**	**2.3 b**	**2.0 b**	**1.4 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	**	**	3.5 b	4.0 b	4.0 b	4.8 b	4.5 d	5.2 c	4.3 b	4.8 b
Brantford CMA	**	**	3.0 d	3.7 d	2.8 b	3.5 b	1.8 c	4.9 c	2.7 a	3.8 b
Greater Sudbury CMA	4.9 d	5.0 d	2.6 b	6.4 c	1.3 a	5.1 b	1.5 a	1.9 c	1.9 a	5.1 b
Guelph CMA	5.1 d	3.2 d	3.7 b	4.0 c	3.5 b	5.3 b	7.1 b	2.6 a	4.0 a	4.5 b
Hamilton CMA	7.1 b	5.7 b	3.6 a	4.6 a	3.2 a	3.6 a	3.5 a	2.2 b	3.6 a	4.0 a
Kingston CMA	1.8 c	2.8 c	2.2 b	2.1 b	2.6 b	2.2 a	**	**	2.4 a	2.2 a
Kitchener CMA	2.5 c	**	2.6 a	3.0 a	3.5 a	2.9 a	3.4 c	3.1 d	3.2 a	2.9 a
London CMA	3.1 d	2.8 c	3.8 a	2.9 a	4.5 a	4.6 b	**	4.3 c	4.3 a	3.9 a
Oshawa CMA	2.9 c	3.8 d	3.5 b	4.1 b	3.4 b	3.8 a	6.5 b	**	3.8 b	3.6 a
Ottawa-Gatineau CMA (Ont. part)	2.4 b	3.4 d	2.6 a	2.4 a	2.9 a	2.3 b	2.8 c	2.8 a	2.7 a	2.5 a
Peterborough CMA	4.5 d	**	4.3 d	5.5 b	4.1 b	7.0 c	6.0 d	6.3 c	4.4 b	6.4 b
St. Catharines-Niagara CMA	5.7 d	**	5.0 b	5.1 b	5.5 b	4.5 b	4.6 c	5.5 c	5.2 b	4.9 a
Thunder Bay CMA	4.1 d	1.2 d	2.9 a	3.6 c	2.7 a	2.3 a	8.8 c	18.7 d	3.3 b	4.0 b
Toronto CMA	2.7 b	2.4 b	2.8 a	3.2 b	2.4 a	2.2 a	3.0 b	2.6 b	2.6 a	2.7 a
Windsor CMA	14.7 c	**	15.6 a	11.7 c	15.3 a	13.2 c	12.0 d	12.6 d	15.3 a	12.6 a
Ontario 10,000+	**3.6 b**	**3.5 b**	**3.4 a**	**3.6 a**	**3.3 a**	**3.3 a**	**3.6 a**	**3.2 b**	**3.4 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	675 a	690 a	854 a	852 a	960 a	968 a	1,113 a	1,115 a	940 a	953 a
Brantford CMA	566 b	620 b	682 a	707 a	765 a	785 a	905 a	912 a	764 a	786 a
Greater Sudbury CMA	501 a	502 a	674 a	677 a	807 a	825 a	870 a	891 a	756 a	773 a
Guelph CMA	605 a	580 a	772 a	768 a	886 a	882 a	1,122 a	1,112 a	870 a	863 a
Hamilton CMA	509 a	523 a	682 a	704 a	877 a	877 a	1,097 a	989 a	809 a	807 a
Kingston CMA	586 a	599 a	755 a	753 a	894 a	896 a	1,076 b	1,276 b	844 a	856 a
Kitchener CMA	576 a	596 b	722 a	714 a	847 a	857 a	933 a	944 a	811 a	814 a
London CMA	519 a	530 a	682 a	688 a	852 a	863 a	948 a	926 a	788 a	795 a
Oshawa CMA	636 a	644 a	782 a	794 a	877 a	907 a	1,029 a	1,112 a	867 a	894 a
Ottawa-Gatineau CMA (Ont. part)	669 a	687 a	816 a	873 a	995 a	1,062 a	1,235 a	1,276 a	915 a	985 a
Peterborough CMA	570 b	591 a	725 a	748 a	844 a	889 a	964 a	1,015 a	810 a	850 a
St. Catharines-Niagara CMA	510 a	525 a	662 a	679 a	784 a	807 a	860 a	917 a	740 a	763 a
Thunder Bay CMA	494 a	481 a	600 a	620 a	729 a	758 a	794 a	814 a	677 a	699 a
Toronto CMA	772 a	802 b	930 a	943 a	1,093 a	1,134 a	1,245 a	1,305 a	1,012 a	1,049 a
Windsor CMA	470 b	480 a	630 a	622 a	747 a	734 a	908 a	840 b	669 a	666 a
Ontario 10,000+	**697 a**	**716 a**	**824 a**	**836 a**	**948 a**	**976 a**	**1,123 a**	**1,158 a**	**900 a**	**926 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_1 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	132	39 b	975	97 b	2,006	32 c	621	178 b	3,734
Brantford CMA	**	88	51 d	1,376	99 b	2,830	49 c	1,017	204 b	5,310
Greater Sudbury CMA	34 d	682	236 c	3,692	314 b	6,196	28 c	1,441	612 b	12,011
Guelph CMA	9 d	278	86 c	2,179	213 b	4,006	22 a	831	330 b	7,295
Hamilton CMA	110 b	1,923	855 a	18,567	713 a	19,868	98 b	4,565	1,776 a	44,923
Kingston CMA	22 c	789	81 b	3,918	157 a	7,212	**	700	277 a	12,619
Kitchener CMA	**	677	293 a	9,847	541 a	18,496	80 d	2,556	927 a	31,576
London CMA	28 c	1,023	481 a	16,499	1,075 b	23,283	147 c	3,453	1,731 a	44,258
Oshawa CMA	14 d	369	141 b	3,458	258 a	6,795	**	1,529	439 a	12,151
Ottawa-Gatineau CMA (Ont. part)	148 d	4,352	683 a	28,731	619 b	26,437	249 a	8,875	1,699 a	68,396
Peterborough CMA	**	185	116 b	2,096	232 c	3,318	51 c	811	412 b	6,409
St. Catharines-Niagara CMA	**	428	314 b	6,148	381 b	8,541	85 c	1,544	812 a	16,660
Thunder Bay CMA	4 d	294	72 c	2,002	68 a	2,913	82 d	439	226 b	5,648
Toronto CMA	560 b	23,246	4,128 b	130,129	2,899 a	129,292	852 b	32,898	8,440 a	315,566
Windsor CMA	**	1,223	872 c	7,450	756 c	5,746	113 d	898	1,931 a	15,317
Ontario 10,000+	**1,305 b**	**37,770**	**9,274 a**	**255,757**	**9,816 a**	**300,392**	**2,145 b**	**67,169**	**22,540 a**	**661,087**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Barrie CMA	**	**	5.0 b	5.7 b	6.6 b	9.7 b	**	9.1 b	6.6 a	8.5 b
Brantford CMA	**	**	3.5 c	4.7 c	3.6 c	4.3 b	3.9 c	7.4 b	3.8 b	5.0 b
Greater Sudbury CMA	8.6 c	5.8 d	4.4 c	8.1 c	2.8 a	5.8 b	2.6 b	3.7 c	3.6 b	6.3 b
Guelph CMA	**	11.1 d	7.1 a	6.6 b	6.8 a	8.1 a	16.3 a	10.2 a	8.0 a	8.0 a
Hamilton CMA	11.2 c	11.1 c	6.0 a	8.2 a	5.6 a	6.8 a	6.2 a	9.2 c	6.0 a	7.8 a
Kingston CMA	3.5 d	4.5 c	4.6 b	4.2 b	4.3 b	4.0 b	**	2.9 c	4.6 b	4.1 b
Kitchener CMA	3.8 d	4.5 d	5.1 a	5.8 b	6.1 a	5.7 a	5.2 b	4.6 d	5.6 a	5.6 a
London CMA	6.4 c	5.6 c	7.4 a	5.9 a	8.4 a	8.2 a	**	6.8 c	7.9 a	7.2 a
Oshawa CMA	4.0 d	4.6 d	5.7 b	5.6 b	5.3 a	5.2 a	8.7 b	4.0 d	5.9 a	5.2 a
Ottawa-Gatineau CMA (Ont. part)	4.6 b	6.0 c	4.3 a	4.6 a	5.3 a	5.7 b	6.6 b	4.8 b	4.9 a	5.1 a
Peterborough CMA	**	**	7.6 c	9.1 b	7.0 b	9.6 c	**	9.8 c	7.3 b	9.5 b
St. Catharines-Niagara CMA	**	**	7.8 b	7.8 b	8.0 b	7.1 b	6.8 b	7.1 b	7.8 a	7.4 a
Thunder Bay CMA	4.8 d	2.2 c	3.8 b	4.5 b	3.7 b	3.4 b	11.4 d	19.2 a	4.4 b	4.9 b
Toronto CMA	4.7 c	4.4 b	4.9 a	5.2 a	4.2 b	4.3 a	4.9 a	4.3 b	4.6 a	4.7 a
Windsor CMA	17.6 d	20.1 d	18.2 a	15.5 a	17.4 a	16.0 a	14.2 d	14.5 d	17.7 a	16.0 a
Ontario 10,000+	**5.7 b**	**5.8 b**	**5.6 a**	**5.9 a**	**5.4 a**	**5.6 a**	**5.8 a**	**5.4 a**	**5.6 a**	**5.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Barrie CMA	2.6 c	++	1.1 a	1.0 d	++	1.3 a	++	2.2 b	0.9 d	1.1 a
Brantford CMA	**	**	3.8 c	**	4.0 d	3.2 d	3.8 b	**	3.0 b	2.5 c
Greater Sudbury CMA	**	++	5.5 c	**	5.9 b	2.0 c	8.3 c	**	6.3 b	2.7 c
Guelph CMA	**	++	1.5 a	0.5 b	1.6 a	0.4 b	1.2 a	++	1.6 a	0.5 b
Hamilton CMA	++	++	1.4 a	1.9 b	1.5 a	1.1 a	1.0 a	1.7 c	1.2 a	1.6 b
Kingston CMA	3.2 d	++	2.7 a	2.6 a	2.7 a	2.6 a	2.2 c	++	2.6 a	2.5 a
Kitchener CMA	1.0 d	1.3 a	1.7 a	1.4 a	1.8 a	1.2 a	1.5 a	1.2 a	1.7 a	1.3 a
London CMA	3.4 c	1.4 d	1.8 a	1.3 a	1.5 a	1.2 a	0.8 d	1.4 a	1.7 a	1.2 a
Oshawa CMA	++	++	0.8 d	1.4 a	1.4 d	1.8 c	++	**	0.9 d	1.7 c
Ottawa-Gatineau CMA (Ont. part)	4.5 c	4.7 d	4.2 c	3.4 c	4.3 b	3.1 c	4.4 d	4.4 c	3.7 b	3.5 b
Peterborough CMA	++	++	3.5 d	1.4 a	3.5 c	1.5 c	**	**	3.4 c	1.5 c
St. Catharines-Niagara CMA	++	3.9 d	1.0 d	2.0 b	1.6 c	1.8 a	**	2.2 b	1.4 a	1.5 a
Thunder Bay CMA	**	1.8 b	2.3 c	4.5 c	2.5 c	3.0 b	8.3 c	3.9 d	3.7 c	2.9 a
Toronto CMA	2.9 c	++	**	++	1.6 c	1.0 d	++	2.6 c	**	1.0 d
Windsor CMA	++	++	++	++	++	++	++	++	++	++
Ontario 10,000+	**2.8 b**	**1.1 d**	**2.1 b**	**1.4 a**	**2.1 a**	**1.4 a**	**2.0 c**	**2.4 b**	**2.0 b**	**1.5 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	**	**	3.8 b	4.8 b	4.2 b	5.7 b	0.8 d	1.6 c	4.0 b	5.2 a
Brockville CA	8.0 c	**	5.7 b	2.6 c	4.7 a	2.3 c	2.4 c	1.3 d	5.0 a	2.3 b
Cornwall CA	**	4.0 d	5.0 c	4.4 c	3.7 c	2.3 b	**	2.2 c	4.1 b	3.0 a
Greater Napanee Town	**	**	3.9 d	5.3 d	1.1 a	1.8 c	**	0.0 d	2.1 a	2.7 b
Hawkesbury CA	0.0 c	4.3 d	6.8 b	3.7 c	7.0 b	4.7 c	**	**	6.7 a	4.4 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	2.8 a	**
North Grenville MU	**	**	**	**	3.3 a	1.6 a	n/s	n/s	2.6 b	1.3 a
Pembroke CA	0.0 c	9.0 a	2.7 b	1.7 b	1.9 a	1.8 a	0.0 a	0.0 c	1.9 a	2.1 a
Petawawa CA	n/s	n/u	1.4 d	1.5 d	2.9 c	4.2 d	**	11.1 d	3.2 d	4.2 d
Prince Edward CY	**	0.0 a	4.7 d	5.1 b	2.6 b	2.9 a	**	**	3.3 b	3.3 b
The Nation M	**	**	7.3 c	3.7 d	5.8 d	0.0 c	10.2 a	0.0 a	8.1 c	1.3 a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	565 a	570 a	707 a	719 a	804 a	818 a	892 a	931 a	775 a	788 a
Brockville CA	491 a	513 a	607 a	631 a	712 a	755 a	718 a	738 a	673 a	710 a
Cornwall CA	500 a	509 a	554 a	582 a	669 a	696 a	698 a	742 a	630 a	658 a
Greater Napanee Town	522 c	517 c	592 a	609 a	718 a	737 a	796 a	860 b	692 a	709 a
Hawkesbury CA	484 a	514 a	518 a	540 a	638 a	653 a	711 a	730 a	607 a	620 a
Mississippi Mills Town	**	n/s	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	782 a	814 a	n/s	n/s	731 a	756 a
Pembroke CA	487 b	473 a	548 b	559 a	668 a	691 a	719 b	791 b	629 a	645 a
Petawawa CA	n/s	n/u	498 a	513 a	613 a	631 a	613 d	624 a	586 a	603 a
Prince Edward CY	478 b	506 a	566 a	598 a	661 a	688 a	**	**	625 a	656 a
The Nation M	n/s	n/s	500 a	523 a	563 a	605 a	694 b	713 b	560 a	592 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	124	82 b	1,698	208 b	3,669	3 c	216	296 a	5,706
Brockville CA	**	109	14 c	544	31 c	1,318	2 d	122	49 b	2,094
Cornwall CA	7 d	178	46 c	1,026	48 b	2,086	7 c	337	108 a	3,628
Greater Napanee Town	**	14	6 d	121	7 c	408	0 d	22	15 b	565
Hawkesbury CA	2 d	50	6 c	172	20 c	433	**	36	31 b	691
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	1 a	64	n/s	n/s	1 a	82
Pembroke CA	4 a	48	4 b	253	10 a	561	0 c	30	19 a	892
Petawawa CA	n/u	n/u	1 d	79	9 d	223	3 d	32	14 d	334
Prince Edward CY	0 a	14	5 b	98	7 a	253	**	**	12 b	367
The Nation M	**	**	1 d	27	0 c	34	0 a	12	1 a	76

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	**	5.8 d	6.0 b	7.3 b	5.9 b	7.7 a	2.3 c	3.4 d	5.9 a	7.4 a
Brockville CA	8.0 c	**	7.6 b	4.1 d	7.3 a	3.1 d	3.6 d	2.6 c	7.3 a	3.2 c
Cornwall CA	**	**	5.8 c	5.6 c	4.6 b	4.4 b	2.4 c	2.8 c	5.0 b	4.7 b
Greater Napanee Town	**	**	3.9 d	**	1.1 a	2.8 b	**	0.0 d	2.3 a	3.8 c
Hawkesbury CA	0.0 c	4.3 d	8.0 b	6.9 c	9.4 a	6.4 b	**	**	8.5 a	6.3 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	4.0 b	**
North Grenville MU	**	**	**	**	3.3 a	1.6 a	n/s	n/s	2.6 b	1.3 a
Pembroke CA	0.0 c	13.5 a	3.6 b	4.1 b	2.0 a	3.6 a	0.0 a	0.0 c	2.2 a	4.2 a
Petawawa CA	n/s	n/u	1.4 d	2.9 c	2.9 c	5.2 c	**	11.1 d	3.2 d	5.2 c
Prince Edward CY	**	0.0 a	**	6.1 b	4.9 b	4.9 b	**	**	5.4 b	5.0 a
The Nation M	**	**	7.3 c	8.8 c	8.7 c	0.0 c	10.2 a	8.1 a	9.5 b	4.4 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Belleville CA	2.6 b	2.3 c	**	**	3.6 d	1.3 a	++	++	3.8 d	1.2 d
Brockville CA	**	**	3.2 b	++	0.7 a	3.3 c	0.7 b	++	1.2 a	2.6 a
Cornwall CA	++	++	2.1 c	2.6 c	4.1 d	2.6 b	**	3.4 c	3.5 d	2.5 b
Greater Napanee Town	**	**	2.8 c	3.5 d	1.5 d	3.3 d	**	**	1.8 c	4.0 c
Hawkesbury CA	**	**	++	**	++	1.8 c	**	**	++	1.9 b
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	**	**	**	**	-3.3 a	5.4 a	**	**	**	**
Pembroke CA	**	**	++	7.0 c	**	6.3 b	**	**	**	5.8 b
Petawawa CA	**	n/u	4.0 d	3.9 b	**	4.7 d	**	**	2.7 c	4.5 d
Prince Edward CY	**	9.4 a	++	4.0 b	++	4.1 b	**	**	1.5 d	4.9 a
The Nation M	**	**	**	**	**	**	**	**	**	5.9 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	**	**	3.8 b	4.8 b	4.2 b	5.8 b	2.0 b	1.2 a	4.0 b	5.2 a
Brockville CA	8.0 c	**	5.6 b	2.6 c	4.6 a	2.5 c	4.2 c	1.9 c	5.0 a	2.5 b
Cornwall CA	**	4.0 d	5.0 c	4.4 c	3.6 c	2.3 b	1.5 d	2.0 c	4.0 b	2.9 a
Greater Napanee Town	**	**	3.9 d	5.3 d	1.3 a	1.8 c	**	0.0 d	2.3 a	2.6 b
Hawkesbury CA	0.0 c	**	6.7 b	3.9 c	6.6 b	5.2 b	**	**	6.3 a	4.8 b
Mississippi Mills Town	**	**	0.0 c	**	6.7 c	**	**	n/s	2.4 a	1.1 d
North Grenville MU	**	**	0.0 a	0.0 a	2.8 a	1.4 a	n/s	n/s	2.2 b	1.1 a
Pembroke CA	0.0 c	9.0 a	2.6 b	1.7 b	1.7 b	1.9 a	0.0 c	0.0 c	1.8 a	2.1 a
Petawawa CA	n/s	n/u	1.4 d	1.5 d	2.8 c	4.1 d	**	11.1 d	3.1 d	4.1 d
Prince Edward CY	**	0.0 a	4.2 d	4.3 c	2.8 b	2.0 b	**	**	3.6 b	2.4 b
The Nation M	**	**	7.3 c	3.7 d	5.8 d	0.0 c	10.2 a	0.0 a	8.1 c	1.3 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	565 a	570 a	707 a	718 a	803 a	817 a	883 a	898 a	776 a	788 a
Brockville CA	491 a	513 a	606 a	630 a	712 a	755 a	741 a	760 a	674 a	711 a
Cornwall CA	500 a	509 a	554 a	582 a	670 a	697 a	714 a	748 a	634 a	662 a
Greater Napanee Town	522 c	517 c	592 a	609 a	735 a	753 a	796 a	860 b	705 a	721 a
Hawkesbury CA	484 a	514 a	525 a	550 a	642 a	659 a	715 a	732 a	612 a	628 a
Mississippi Mills Town	493 a	**	568 a	567 a	730 a	732 b	n/s	n/s	630 a	603 a
North Grenville MU	**	**	595 a	590 a	785 a	809 a	n/s	n/s	739 a	759 a
Pembroke CA	487 b	473 a	545 b	556 a	671 a	693 a	719 b	775 b	631 a	646 a
Petawawa CA	n/s	n/u	498 a	513 a	617 a	639 a	613 d	624 a	589 a	609 a
Prince Edward CY	478 b	506 a	596 b	623 a	681 a	762 a	722 a	**	660 a	722 a
The Nation M	n/s	n/s	500 a	523 a	563 a	605 a	694 b	713 b	560 a	592 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_2 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	124	82 b	1,714	217 b	3,746	3 a	283	305 a	5,867
Brockville CA	**	109	14 c	556	34 c	1,345	3 c	138	53 b	2,148
Cornwall CA	7 d	178	46 c	1,026	49 b	2,125	8 c	406	110 a	3,736
Greater Napanee Town	**	14	6 d	121	7 c	422	0 d	22	15 b	579
Hawkesbury CA	**	50	7 c	190	24 b	468	**	48	36 b	755
Mississippi Mills Town	**	10	**	55	**	23	n/s	n/s	1 d	88
North Grenville MU	**	**	0 a	19	1 a	76	n/s	n/s	1 a	97
Pembroke CA	4 a	48	4 b	258	11 a	595	0 c	31	20 a	932
Petawawa CA	n/u	n/u	1 d	79	9 d	230	3 d	32	14 d	341
Prince Edward CY	0 a	14	5 c	117	7 b	372	**	**	12 b	505
The Nation M	**	**	1 d	27	0 c	34	0 a	12	1 a	76

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Belleville CA	**	5.8 d	5.9 b	7.3 b	6.0 a	7.8 a	3.0 c	3.7 d	5.9 a	7.4 a
Brockville CA	8.0 c	**	7.5 b	4.0 d	7.3 a	3.2 c	5.3 c	3.1 d	7.3 a	3.4 c
Cornwall CA	**	**	5.8 c	5.6 c	4.6 b	4.4 b	2.5 c	2.8 c	4.9 b	4.7 b
Greater Napanee Town	**	**	3.9 d	**	1.3 a	2.8 b	**	0.0 d	2.5 a	3.8 c
Hawkesbury CA	0.0 c	**	7.8 b	6.8 c	9.2 a	6.8 b	**	**	8.3 a	6.5 b
Mississippi Mills Town	6.8 c	**	1.3 a	**	6.7 c	**	**	n/s	3.8 a	2.3 c
North Grenville MU	**	**	0.0 a	0.0 a	2.8 a	1.4 a	n/s	n/s	2.2 b	1.1 a
Pembroke CA	0.0 c	13.5 a	3.5 c	4.0 b	1.9 a	3.6 a	0.0 c	0.0 c	2.1 a	4.1 a
Petawawa CA	n/s	n/u	1.4 d	2.9 c	2.8 c	5.1 c	**	11.1 d	3.1 d	5.1 c
Prince Edward CY	**	0.0 a	5.9 d	5.1 c	4.6 b	3.3 c	**	**	5.3 a	3.6 c
The Nation M	**	**	7.3 c	8.8 c	8.7 c	0.0 c	10.2 a	8.1 a	9.5 b	4.4 c

The following letter codes are used to indicate the reliability of the estimates:
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3.1.5_2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Belleville CA	2.6 b	2.3 c	++	**	4.0 d	1.4 a	2.0 c	++	4.0 d	1.1 d
Brockville CA	**	**	3.2 b	++	0.8 a	3.3 c	0.9 a	++	1.3 a	2.7 a
Cornwall CA	++	++	2.1 c	2.6 c	4.1 d	2.5 b	**	3.2 c	3.4 d	2.4 b
Greater Napanee Town	**	**	2.8 c	3.5 d	1.5 a	3.2 d	**	**	1.8 c	3.9 c
Hawkesbury CA	**	**	++	3.1 d	++	2.3 b	++	**	++	2.5 b
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	**	**	-13.4 a	1.2 a	-2.4 a	4.0 a	**	**	++	3.3 b
Pembroke CA	**	**	++	7.0 c	**	6.3 b	**	**	**	5.8 b
Petawawa CA	**	n/u	4.0 d	3.9 b	3.7 c	5.4 d	**	**	2.8 c	5.1 d
Prince Edward CY	**	9.4 a	++	3.7 b	2.8 b	3.9 c	**	**	2.2 b	4.6 c
The Nation M	**	**	**	**	**	**	**	**	**	5.9 d

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	**	**	2.0 c	**	**	**	2.5 c
Brock Tp	n/s	n/s	**	0.0 d	0.0 d	**	**	**	**	5.2 d
Cobourg CA	**	0.0 d	6.1 c	4.0 c	1.1 a	3.1 c	0.0 c	0.0 c	2.6 b	3.0 c
Collingwood CA	5.7 a	23.5 a	2.6 a	2.3 b	1.4 a	2.6 b	0.0 a	10.0 a	2.0 a	3.4 b
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	3.8 c	8.4 b	1.6 c	1.6 c	0.0 a	4.2 a	2.4 b	4.7 b
Kawartha Lakes CA	**	**	3.5 c	3.9 c	1.3 a	2.6 b	**	1.4 d	2.8 c	3.6 c
Midland CA	0.0 c	**	5.3 c	6.8 b	4.0 c	3.1 c	0.0 d	0.0 d	4.3 b	5.0 b
Orillia CA	5.4 d	**	1.3 a	2.3 c	2.2 a	2.4 b	**	**	2.3 a	2.7 c
Port Hope CA	7.1 a	10.7 a	13.0 c	3.3 d	2.3 c	1.1 a	0.0 a	0.0 a	6.7 a	2.4 c
Scugog TP	**	**	0.0 c	6.0 d	6.8 c	0.0 d	**	**	3.5 b	2.3 b
West Grey MU	**	**	**	**	2.9 c	**	**	**	5.3 c	4.7 d

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1.1.2_3 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	684 b	610 b	809 a	**	**	627 c	795 a
Brock Tp	n/s	n/s	646 b	641 b	764 a	742 a	**	**	734 a	724 a
Cobourg CA	511 b	559 c	709 a	740 a	854 a	891 a	925 a	911 a	797 a	842 a
Collingwood CA	579 a	618 a	686 a	712 a	806 a	830 a	769 a	792 a	746 a	772 a
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	668 a	653 a	680 a	720 a	709 a	713 a	675 a	686 a
Kawartha Lakes CA	545 b	568 b	712 a	788 a	894 a	916 a	993 c	983 b	801 a	850 a
Midland CA	493 a	544 a	684 a	688 a	780 a	782 a	847 c	841 a	735 a	740 a
Orillia CA	579 a	615 a	728 a	749 a	831 a	860 a	902 a	938 b	779 a	807 a
Port Hope CA	533 a	541 a	781 b	770 a	865 b	872 a	**	1,164 a	827 b	827 b
Scugog TP	**	**	756 b	755 b	926 a	908 a	**	**	927 a	943 a
West Grey MU	**	**	505 b	530 b	555 a	602 b	762 b	760 b	570 a	613 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	20	3 c	147	**	**	4 c	172
Brock Tp	n/s	n/s	0 d	24	**	76	**	9	6 d	109
Cobourg CA	0 d	27	10 c	257	18 c	571	0 c	62	28 c	918
Collingwood CA	4 a	19	5 b	229	8 b	292	1 a	11	18 b	550
Erin T	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	14 b	167	3 c	183	1 a	24	18 b	380
Kawartha Lakes CA	**	87	24 c	601	18 b	690	1 d	77	53 c	1,456
Midland CA	**	29	27 b	391	18 c	578	0 d	23	51 b	1,022
Orillia CA	**	125	13 c	537	23 b	947	**	43	45 c	1,652
Port Hope CA	3 a	32	7 d	211	3 a	302	0 a	26	14 c	572
Scugog TP	**	**	4 d	71	0 d	58	**	**	4 b	181
West Grey MU	**	**	**	31	**	97	**	21	7 d	156

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	**	**	2.0 c	**	**	12.0 d	2.5 c
Brock Tp	n/s	n/s	**	0.0 d	0.0 d	**	**	**	**	**
Cobourg CA	**	**	9.2 b	6.2 b	1.5 a	4.3 c	0.0 c	**	3.8 c	4.9 b
Collingwood CA	5.7 a	23.5 a	2.6 a	2.3 b	1.4 a	2.6 b	0.0 a	10.0 a	2.0 a	3.4 b
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	4.4 c	10.2 c	9.1 a	4.4 c	0.0 a	12.5 a	6.4 b	7.4 b
Kawartha Lakes CA	**	**	4.9 c	6.6 c	2.7 c	3.7 c	**	**	4.2 c	5.5 c
Midland CA	**	**	8.4 b	8.7 b	5.9 c	6.8 b	0.0 d	**	6.7 b	7.9 b
Orillia CA	5.4 d	**	3.3 b	4.5 c	2.9 a	3.8 c	**	**	3.4 b	4.6 c
Port Hope CA	7.1 a	10.7 a	15.2 d	3.8 d	4.1 d	2.6 c	0.0 a	8.7 a	8.4 a	3.8 c
Scugog TP	**	**	0.0 c	6.0 d	6.8 c	0.0 d	**	**	3.5 b	3.4 c
West Grey MU	**	**	**	**	5.3 d	**	**	**	7.0 c	4.7 d

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock Tp	**	**	**	**	**	**	**	**	**	**
Cobourg CA	**	**	0.9 d	3.8 d	2.6 b	++	**	**	2.4 b	3.8 d
Collingwood CA	6.2 a	9.2 a	2.7 a	4.6 a	++	3.8 a	3.4 a	2.3 a	0.9 a	4.2 a
Erin T	**	n/u	**	**	**	**	**	n/u	**	**
Haldimand County CY	**	**	2.4 c	++	**	++	2.9 a	0.2 a	1.7 a	-0.5 b
Kawartha Lakes CA	**	**	++	++	3.1 d	++	**	**	++	5.3 d
Midland CA	**	**	3.4 b	1.4 a	2.6 b	0.7 a	**	**	2.8 a	0.8 a
Orillia CA	11.4 d	++	2.0 b	2.7 b	1.5 a	2.8 a	++	**	1.7 b	2.8 a
Port Hope CA	2.2 a	0.2 a	**	**	**	**	**	2.3 a	**	**
Scugog TP	**	**	**	**	++	**	**	**	**	**
West Grey MU	**	**	**	**	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	**	**	2.0 c	**	**	**	2.5 c
Brock Tp	n/s	n/s	**	0.0 d	0.0 d	**	**	**	**	5.2 d
Cobourg CA	**	0.0 d	6.0 c	3.9 c	1.2 a	3.0 c	0.0 d	0.0 d	2.4 b	2.6 b
Collingwood CA	5.7 a	23.5 a	2.6 a	2.3 b	1.4 a	2.6 b	4.9 a	5.0 a	2.2 a	3.3 b
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	3.8 c	8.4 b	1.4 a	1.4 a	0.0 a	1.8 a	2.1 b	4.1 b
Kawartha Lakes CA	**	**	3.5 c	3.9 c	1.3 d	2.5 c	**	**	3.2 c	3.6 c
Midland CA	0.0 c	**	5.3 c	6.8 b	3.9 b	2.9 b	0.0 d	0.0 d	4.1 b	4.8 b
Orillia CA	5.4 d	**	1.3 a	2.3 c	2.2 a	2.4 b	6.4 b	14.9 d	2.6 a	3.7 c
Port Hope CA	7.1 a	10.7 a	13.0 c	3.3 d	2.3 c	1.1 a	0.0 a	0.0 a	6.7 a	2.4 c
Scugog TP	**	**	0.0 c	6.0 d	6.4 b	0.0 d	**	**	3.4 b	2.3 c
West Grey MU	**	**	**	**	2.9 c	**	**	**	5.3 c	4.7 d

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.2_3 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	684 b	610 b	809 a	**	**	627 c	795 a
Brock Tp	n/s	n/s	646 b	641 b	764 a	742 a	**	**	734 a	724 a
Cobourg CA	511 b	559 c	713 a	746 a	844 a	880 a	618 a	644 d	759 a	799 a
Collingwood CA	579 a	618 a	686 a	712 a	806 a	830 a	822 a	843 a	748 a	775 a
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	668 a	653 a	686 a	722 a	740 a	746 a	686 a	695 a
Kawartha Lakes CA	545 b	568 b	712 a	788 a	903 a	906 a	1,123 b	1,009 b	817 a	851 a
Midland CA	493 a	544 a	684 a	688 a	780 a	784 a	890 a	878 a	740 a	747 a
Orillia CA	579 a	615 a	728 a	749 a	830 a	859 a	998 a	968 a	801 a	823 a
Port Hope CA	533 a	541 a	781 b	770 a	865 b	872 a	**	1,164 a	827 b	827 b
Scugog TP	**	**	756 b	755 b	926 a	908 a	**	**	927 a	943 a
West Grey MU	**	**	505 b	530 b	555 a	602 b	762 b	760 b	570 a	613 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	20	3 c	147	**	**	4 c	172
Brock Tp	n/s	n/s	0 d	24	**	76	**	9	6 d	109
Cobourg CA	0 d	27	10 c	264	18 c	591	0 d	191	28 b	1,074
Collingwood CA	4 a	19	5 b	229	8 b	292	1 a	22	18 b	561
Erin T	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	14 b	167	3 a	209	1 a	56	18 b	438
Kawartha Lakes CA	**	87	24 c	601	18 c	730	**	88	54 c	1,507
Midland CA	**	29	27 b	391	18 b	603	0 d	48	51 b	1,072
Orillia CA	**	125	13 c	537	23 b	953	30 d	203	68 c	1,818
Port Hope CA	3 a	32	7 d	211	3 a	302	0 a	26	14 c	572
Scugog TP	**	**	4 d	71	0 d	58	**	**	4 c	181
West Grey MU	**	**	**	31	**	97	**	21	7 d	156

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Brighton MU	**	**	**	**	**	2.0 c	**	**	12.0 d	2.5 c
Brock Tp	n/s	n/s	**	0.0 d	0.0 d	**	**	**	**	**
Cobourg CA	**	**	9.4 b	6.0 b	1.6 c	4.2 c	0.0 d	**	3.5 b	4.2 b
Collingwood CA	5.7 a	23.5 a	2.6 a	2.3 b	1.4 a	2.6 b	4.9 a	5.0 a	2.2 a	3.3 b
Erin T	n/s	n/u	**	n/s	**	**	n/s	n/u	**	**
Haldimand County CY	**	**	4.4 c	10.2 c	8.0 a	3.8 b	3.6 a	7.1 a	6.0 a	6.6 b
Kawartha Lakes CA	**	**	4.9 c	6.6 c	2.6 c	3.7 c	**	5.4 d	4.5 c	5.5 c
Midland CA	**	**	8.4 b	8.7 b	5.7 c	6.5 b	0.0 d	**	6.4 b	7.6 b
Orillia CA	5.4 d	**	3.3 b	4.5 c	2.9 a	3.8 c	8.3 b	**	3.8 a	5.4 c
Port Hope CA	7.1 a	10.7 a	15.2 d	3.8 d	4.1 d	2.6 c	0.0 a	8.7 a	8.4 a	3.8 c
Scugog TP	**	**	0.0 c	6.0 d	6.4 b	0.0 d	**	**	3.4 b	3.4 c
West Grey MU	**	**	**	**	5.3 d	**	**	**	7.0 c	4.7 d

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock Tp	**	**	**	**	**	**	**	**	**	**
Cobourg CA	**	**	1.0 d	3.7 d	2.6 b	++	**	**	2.4 b	3.5 d
Collingwood CA	6.2 a	9.2 a	2.7 a	4.6 a	++	3.8 a	3.4 a	2.3 a	0.9 a	4.2 a
Erin T	**	n/u	**	**	**	**	**	n/u	**	**
Haldimand County CY	**	**	2.4 c	++	1.6 a	++	1.8 a	0.6 a	1.5 a	-0.3 b
Kawartha Lakes CA	**	**	++	++	3.1 d	++	**	**	++	**
Midland CA	**	**	3.4 b	1.4 a	2.6 a	1.1 a	**	**	2.8 a	0.9 a
Orillia CA	11.4 d	++	2.0 b	2.7 b	1.5 a	2.8 a	5.2 d	**	3.2 c	1.9 c
Port Hope CA	2.2 a	0.2 a	**	**	**	**	**	2.3 a	**	**
Scugog TP	**	**	**	**	**	**	**	**	**	**
West Grey MU	**	**	**	**	**	**	**	**	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	**	0.0 d	2.4 c	**	0.0 a	**	2.1 c	**
Elliot Lake CA	0.0 a	11.0 d	5.7 a	5.7 a	6.4 a	10.5 a	10.3 a	7.5 c	6.3 a	9.2 a
Gravenhurst Town	**	**	**	**	**	**	**	**	2.4 c	5.9 d
Huntsville Town	**	**	3.0 d	**	4.7 c	4.3 d	0.0 a	**	4.1 c	4.3 d
Kenora CA	3.6 a	8.2 a	0.0 b	2.6 c	1.4 d	5.4 d	0.0 a	**	1.0 a	4.3 c
North Bay CA	**	0.0 c	2.8 c	2.3 c	1.1 a	2.2 c	**	**	1.9 c	2.3 c
Sault Ste. Marie CA	0.0 d	**	1.6 c	1.5 c	2.3 b	0.9 a	**	0.0 c	1.9 b	1.2 a
Temiskaming Shores CA	0.0 c	9.0 b	**	3.3 c	1.9 c	**	0.0 d	0.0 d	1.6 c	2.9 c
Timmins CA	**	**	5.0 c	1.3 a	1.5 c	1.1 a	0.9 d	**	3.2 b	1.6 b
West Nipissing M	0.0 a	0.0 c	0.9 a	3.3 d	5.0 c	**	7.8 c	**	3.6 c	2.4 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	699 a	721 a	858 a	843 a	895 a	**	805 a	801 a
Elliot Lake CA	406 a	408 a	529 a	534 a	620 a	627 a	710 a	700 a	598 a	602 a
Gravenhurst Town	**	**	711 a	675 b	846 a	800 a	**	**	808 a	737 b
Huntsville Town	567 c	539 b	704 b	669 a	879 a	838 a	907 a	**	807 a	771 a
Kenora CA	427 b	438 c	583 b	618 b	741 b	786 b	827 c	**	639 b	686 b
North Bay CA	490 a	507 b	637 a	646 a	790 a	795 a	919 b	936 b	728 a	741 a
Sault Ste. Marie CA	444 a	432 a	588 a	582 a	695 a	682 a	716 a	712 a	652 a	641 a
Temiskaming Shores CA	436 a	429 a	480 a	505 a	592 a	601 a	686 a	745 a	553 a	573 a
Timmins CA	464 b	462 b	582 a	586 a	729 a	765 a	807 a	846 a	668 a	693 a
West Nipissing M	436 a	437 a	528 a	546 a	622 a	632 a	730 a	796 b	589 a	596 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	0 d	69	**	181	**	**	**	269
Elliot Lake CA	4 d	38	18 a	319	88 a	836	7 c	89	117 a	1,282
Gravenhurst Town	**	**	**	109	**	113	**	**	14 d	233
Huntsville Town	**	15	**	104	7 d	172	**	17	13 d	309
Kenora CA	2 a	25	4 c	156	9 d	171	**	9	15 c	361
North Bay CA	0 c	278	21 c	890	42 c	1,895	**	168	75 c	3,231
Sault Ste. Marie CA	**	166	23 c	1,517	23 a	2,617	0 c	316	55 a	4,615
Temiskaming Shores CA	2 b	22	4 c	124	**	184	0 d	35	11 c	365
Timmins CA	**	65	8 a	588	9 a	808	**	98	25 b	1,559
West Nipissing M	0 c	25	4 d	129	**	177	**	23	9 c	354

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	4.5 d	**	2.4 c	**	0.0 a	**	2.6 c	3.2 d
Elliot Lake CA	0.0 a	11.0 d	5.7 a	6.1 a	6.5 a	10.8 a	11.4 a	10.1 c	6.5 a	9.6 a
Gravenhurst Town	**	**	**	**	5.8 d	**	**	**	6.2 c	**
Huntsville Town	**	**	**	**	4.7 c	**	0.0 a	**	5.2 c	**
Kenora CA	3.6 a	8.2 a	0.0 b	2.6 c	1.4 d	5.4 d	0.0 a	**	1.0 a	4.3 c
North Bay CA	**	**	3.9 d	3.9 d	3.9 c	3.6 d	**	**	4.2 c	3.7 d
Sault Ste. Marie CA	0.0 d	**	2.0 b	1.9 c	2.9 b	1.4 a	**	**	2.4 b	1.8 b
Temiskaming Shores CA	0.0 c	9.0 b	3.1 d	**	2.5 c	5.3 d	0.0 d	0.0 d	2.2 c	6.5 c
Timmins CA	**	**	5.4 b	1.5 c	1.5 c	1.3 a	0.9 d	**	3.3 b	1.8 b
West Nipissing M	0.0 a	0.0 c	0.9 a	3.3 d	5.0 c	**	7.8 c	**	3.6 c	2.4 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Bracebridge Town	**	**	**	**	**	**	2.0 a	**	**	**
Elliot Lake CA	11.9 a	**	9.3 a	0.8 a	7.4 a	0.5 b	17.3 a	1.2 a	7.9 a	0.5 a
Gravenhurst Town	**	**	**	**	**	**	**	**	**	**
Huntsville Town	**	**	++	**	1.0 d	**	0.5 a	**	**	**
Kenora CA	**	**	**	**	**	**	**	**	**	**
North Bay CA	**	++	++	++	4.7 d	++	**	**	4.2 d	++
Sault Ste. Marie CA	++	**	3.2 d	2.5 c	4.5 c	++	**	++	4.3 c	**
Temiskaming Shores CA	**	**	**	**	2.8 c	++	**	**	3.3 c	++
Timmins CA	++	**	3.5 c	++	3.2 c	**	5.9 d	**	3.2 c	1.4 d
West Nipissing M	++	**	**	++	5.9 d	++	**	**	6.4 c	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	**	0.0 d	2.4 c	**	0.0 a	**	2.0 c	**
Elliot Lake CA	0.0 a	11.0 d	5.7 a	5.7 a	6.4 a	10.6 a	6.5 a	6.3 a	6.1 a	9.0 a
Gravenhurst Town	**	**	**	**	**	**	**	**	2.2 c	5.9 d
Huntsville Town	**	**	**	**	6.4 c	**	8.0 a	**	5.4 c	4.0 d
Kenora CA	3.6 a	8.2 a	0.0 b	2.6 c	1.4 d	5.4 d	5.6 a	6.1 a	1.4 a	4.5 b
North Bay CA	**	0.0 c	2.8 c	2.3 c	1.5 a	2.2 c	6.4 c	4.9 d	2.5 b	2.4 c
Sault Ste. Marie CA	0.0 d	**	1.6 c	1.6 c	2.3 b	0.9 a	1.3 a	1.0 a	1.9 b	1.3 a
Temiskaming Shores CA	0.0 c	9.0 b	**	3.3 c	1.9 c	**	0.0 d	0.0 d	1.6 c	2.9 c
Timmins CA	**	**	4.9 c	1.3 a	1.7 b	1.0 a	4.9 c	1.5 c	3.5 b	1.4 a
West Nipissing M	0.0 a	0.0 c	1.8 c	4.0 d	4.8 c	**	7.5 c	**	3.8 c	2.6 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_4 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	697 a	721 a	858 a	843 a	912 a	**	806 a	806 a
Elliot Lake CA	406 a	408 a	529 a	534 a	617 a	623 a	660 a	668 a	596 a	602 a
Gravenhurst Town	**	**	711 a	675 b	831 a	800 a	**	**	800 a	737 b
Huntsville Town	567 c	539 b	704 b	674 a	881 a	838 a	934 a	**	814 a	767 a
Kenora CA	427 b	438 c	583 b	618 b	741 b	786 b	669 a	**	637 b	676 b
North Bay CA	489 a	504 b	636 a	644 a	788 a	795 a	874 a	825 b	737 a	743 a
Sault Ste. Marie CA	444 a	432 a	587 a	581 a	695 a	681 a	725 a	719 a	655 a	644 a
Temiskaming Shores CA	436 a	429 a	480 a	505 a	592 a	601 a	686 a	745 a	553 a	573 a
Timmins CA	464 b	462 b	582 a	586 a	732 a	764 a	791 a	855 a	676 a	701 a
West Nipissing M	436 a	437 a	527 a	546 a	623 a	632 a	720 a	794 b	589 a	597 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_4 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	0 d	69	**	181	**	**	**	277
Elliot Lake CA	4 d	38	18 a	319	92 a	872	11 a	170	125 a	1,399
Gravenhurst Town	**	**	**	109	**	113	**	**	14 d	233
Huntsville Town	**	15	**	123	**	172	**	17	13 d	328
Kenora CA	2 a	25	4 c	156	9 d	171	2 a	33	17 b	385
North Bay CA	0 c	284	21 c	904	44 c	2,025	21 d	439	86 c	3,651
Sault Ste. Marie CA	**	167	24 c	1,523	24 a	2,644	5 a	495	62 a	4,828
Temiskaming Shores CA	2 b	22	4 c	124	**	184	0 d	35	11 c	365
Timmins CA	**	65	8 a	603	9 a	876	3 c	188	25 a	1,732
West Nipissing M	0 c	25	5 d	132	**	184	**	24	10 c	365

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Bracebridge Town	**	**	4.3 d	**	2.4 c	**	5.0 a	**	2.9 c	3.1 d
Elliot Lake CA	0.0 a	11.0 d	5.7 a	6.1 a	6.6 a	11.1 a	7.1 a	7.6 a	6.3 a	9.5 a
Gravenhurst Town	**	**	**	**	5.8 c	**	**	**	6.2 b	**
Huntsville Town	**	**	**	**	6.4 c	**	8.0 a	**	6.5 c	**
Kenora CA	3.6 a	8.2 a	0.0 b	2.6 c	1.4 d	5.4 d	5.6 a	6.1 a	1.4 a	4.5 b
North Bay CA	**	**	3.9 d	3.8 d	4.1 c	3.5 d	7.9 b	5.8 d	4.9 c	3.7 c
Sault Ste. Marie CA	0.0 d	**	2.0 b	2.0 c	2.9 b	1.4 a	1.5 c	**	2.4 a	1.9 b
Temiskaming Shores CA	0.0 c	9.0 b	3.1 d	**	2.5 c	5.3 d	0.0 d	0.0 d	2.2 c	6.5 c
Timmins CA	**	**	5.3 b	1.7 c	1.7 b	1.6 b	4.9 c	2.1 c	3.6 b	1.9 b
West Nipissing M	0.0 a	0.0 c	1.8 c	4.0 d	4.8 c	**	7.5 c	**	3.8 c	2.6 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Bracebridge Town	**	**	**	**	**	**	2.1 a	**	**	**
Elliot Lake CA	11.9 a	**	9.3 a	0.8 a	7.3 a	0.5 a	16.0 a	1.7 a	7.9 a	0.8 a
Gravenhurst Town	**	**	**	**	**	**	**	**	**	**
Huntsville Town	**	**	++	**	1.3 a	**	1.5 a	**	3.3 d	**
Kenora CA	**	**	**	**	**	**	**	**	**	++
North Bay CA	**	++	++	++	5.0 c	++	6.0 c	++	4.6 c	++
Sault Ste. Marie CA	++	**	2.8 c	2.6 c	4.5 c	++	7.2 c	++	4.3 c	**
Temiskaming Shores CA	**	**	**	**	2.8 c	++	**	**	3.3 c	++
Timmins CA	++	**	3.7 c	++	4.0 c	++	5.7 d	++	4.1 c	++
West Nipissing M	++	**	**	++	4.9 d	++	**	**	5.4 c	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	3.6 d	**	0.4 b	0.8 a	**	n/s	1.8 c	**
Chatham-Kent CA	**	**	7.3 c	7.0 b	7.0 b	5.4 c	9.4 c	5.0 d	7.5 b	6.0 b
Essex T	**	**	**	**	7.7 b	**	12.0 a	**	**	14.4 c
Ingersoll CA	n/u	n/u	**	22.4 a	16.9 d	15.5 a	**	**	15.9 a	16.3 a
Kincardine MU	**	**	**	0.0 d	**	**	**	**	**	0.5 b
Lambton Shores City	n/u	n/u	**	**	8.7 a	12.7 a	**	**	6.5 a	14.1 a
Leamington CA	**	0.0 a	4.2 c	4.3 b	7.2 a	7.0 a	4.8 c	0.0 a	5.8 a	5.4 a
Meaford MU	**	**	**	3.3 d	5.2 c	**	**	**	5.2 c	5.8 c
Norfolk CA	**	**	5.1 d	**	**	5.9 d	3.4 d	0.0 d	3.3 d	**
North Perth Town	16.7 a	n/s	8.9 a	**	9.5 a	8.1 c	**	**	9.8 a	**
Owen Sound CA	**	**	3.4 c	4.5 d	6.0 c	4.6 c	6.3 c	2.5 c	5.3 b	4.4 c
Sarnia CA	6.9 b	7.4 c	5.3 a	5.2 c	5.0 b	5.2 c	4.4 b	**	5.2 a	5.5 c
Saugeen Shores Town	**	**	**	**	0.0 c	0.4 b	**	**	**	**
Stratford CA	0.0 b	**	3.2 c	3.2 c	3.6 c	6.8 b	5.4 c	**	3.5 b	5.1 b
Tillsonburg CA	**	13.8 a	7.3 c	7.3 c	7.1 b	6.7 c	**	**	7.1 b	6.8 c
Woodstock CA	**	**	3.8 b	3.7 d	6.7 b	3.0 c	8.4 c	3.4 d	5.8 b	3.3 c

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	689 a	657 b	785 a	765 b	**	n/s	750 a	721 c
Chatham-Kent CA	437 b	423 b	574 a	573 a	646 a	666 a	611 a	721 c	616 a	637 a
Essex T	**	**	547 b	614 a	677 a	702 b	824 a	**	622 b	658 a
Ingersoll CA	n/u	n/u	**	623 a	669 a	661 a	**	**	666 a	668 a
Kincardine MU	**	**	630 a	682 b	784 b	845 c	**	**	697 b	787 c
Lambton Shores City	n/u	n/u	**	**	572 a	584 a	**	**	558 a	573 a
Leamington CA	498 d	494 a	613 a	626 a	737 a	747 a	931 b	949 a	693 a	700 a
Meaford MU	**	**	540 b	602 a	708 a	757 a	786 b	**	666 b	707 a
Norfolk CA	**	496 c	541 a	564 b	614 a	607 a	**	**	595 a	592 a
North Perth Town	488 a	n/s	595 a	615 b	685 a	721 a	772 a	**	659 a	698 a
Owen Sound CA	486 b	480 a	635 a	664 a	761 a	772 a	786 a	792 a	706 a	724 a
Sarnia CA	509 a	541 a	634 a	631 a	748 a	739 a	950 b	979 c	696 a	691 a
Saugeen Shores Town	**	**	615 b	647 b	**	732 b	**	807 c	678 c	713 a
Stratford CA	465 a	509 a	645 a	638 a	764 a	777 a	876 a	871 a	721 a	730 a
Tillsonburg CA	476 a	482 a	590 a	606 a	695 a	689 a	746 c	761 b	658 a	661 a
Woodstock CA	436 b	513 a	622 a	605 a	724 b	707 b	732 a	736 a	680 a	669 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	**	133	2 a	254	n/s	n/s	**	400
Chatham-Kent CA	**	43	116 b	1,651	131 c	2,439	24 d	475	276 b	4,608
Essex T	**	**	**	59	**	96	**	**	24 c	166
Ingersoll CA	n/u	n/u	11 a	49	22 a	142	**	**	33 a	202
Kincardine MU	**	**	0 d	67	**	126	**	**	1 b	215
Lambton Shores City	n/u	n/u	**	**	9 a	71	**	**	13 a	92
Leamington CA	0 a	29	22 b	520	43 a	616	0 a	54	66 a	1,219
Meaford MU	**	**	2 d	65	**	126	**	17	13 c	217
Norfolk CA	**	18	**	229	37 d	627	0 d	15	**	889
North Perth Town	n/s	n/s	**	72	24 c	295	**	**	**	383
Owen Sound CA	**	80	28 d	607	40 c	866	5 c	202	77 c	1,755
Sarnia CA	16 c	220	127 c	2,429	138 c	2,639	**	153	297 c	5,441
Saugeen Shores Town	**	**	**	105	1 b	247	**	49	**	413
Stratford CA	**	36	22 c	687	72 b	1,052	**	142	97 b	1,917
Tillsonburg CA	2 a	17	20 c	273	37 c	547	**	31	59 c	868
Woodstock CA	**	33	29 d	805	37 c	1,235	5 d	142	73 c	2,215

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	4.4 d	**	1.2 d	**	**	n/s	2.6 c	**
Chatham-Kent CA	**	**	9.5 b	8.7 b	8.5 b	6.8 b	10.3 d	**	9.1 b	7.5 b
Essex T	**	**	**	**	7.7 b	9.0 c	12.0 a	**	11.6 d	15.1 d
Ingersoll CA	n/u	n/u	**	26.5 a	18.4 d	18.3 a	**	**	17.4 a	19.3 a
Kincardine MU	**	**	**	0.0 d	**	**	**	**	**	1.6 c
Lambton Shores City	n/u	n/u	**	**	8.7 a	14.1 a	**	**	6.5 a	15.2 a
Leamington CA	**	5.6 a	4.6 c	6.4 b	9.5 a	8.0 a	4.8 c	3.1 a	7.3 a	7.0 a
Meaford MU	**	**	10.6 d	3.3 d	5.2 c	7.4 c	**	**	6.2 c	6.3 c
Norfolk CA	**	**	**	**	4.1 d	**	3.4 d	0.0 d	4.6 d	**
North Perth Town	20.8 a	n/s	8.9 a	**	10.5 a	8.1 c	13.9 d	**	11.1 a	**
Owen Sound CA	**	**	4.5 c	5.9 c	7.0 b	6.0 c	9.4 c	5.9 d	6.6 b	6.0 b
Sarnia CA	8.8 b	8.9 c	7.8 a	7.8 b	6.8 a	7.0 c	6.7 b	**	7.3 a	7.5 b
Saugeen Shores Town	**	**	**	**	0.0 c	**	**	**	**	4.0 d
Stratford CA	0.0 b	**	5.3 b	4.8 c	6.4 b	8.4 b	7.7 b	**	5.9 b	6.6 b
Tillsonburg CA	**	13.8 a	9.5 b	9.4 c	8.1 b	7.6 c	**	4.2 c	8.6 b	8.2 b
Woodstock CA	**	**	5.9 b	5.9 c	9.9 b	3.7 d	11.8 d	4.6 d	8.7 b	4.6 c

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Centre Wellington CA	**	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	3.1 c	1.2 a	2.5 c	1.4 a	++	1.8 c	2.5 c	1.2 a
Essex T	**	**	++	**	++	++	-1.4 a	**	++	++
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	**	**	**	**	**	**	**	**	**	**
Lambton Shores City	n/u	n/u	**	**	-1.9 a	**	**	**	-1.3 a	2.8 b
Leamington CA	**	**	++	0.8 a	0.4 b	1.2 a	**	0.4 a	0.4 b	0.8 a
Meaford MU	**	**	**	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	2.7 c	++	**	**	2.5 c	2.1 c
North Perth Town	0.0 b	**	**	**	++	**	**	**	++	**
Owen Sound CA	**	**	3.0 c	4.0 c	**	2.1 c	**	**	3.3 d	2.6 b
Sarnia CA	2.8 b	**	2.1 a	2.1 a	2.2 a	1.8 b	2.0 b	++	2.1 a	1.9 a
Saugeen Shores Town	**	**	**	**	**	**	**	**	**	**
Stratford CA	**	**	1.1 a	1.4 a	1.2 a	1.3 a	0.8 a	**	1.2 a	1.4 a
Tillsonburg CA	**	0.5 a	3.6 b	++	3.5 c	++	**	**	3.7 c	++
Woodstock CA	**	**	++	1.5 c	0.9 d	1.8 c	**	**	0.8 d	2.1 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	3.6 d	**	0.4 b	0.8 a	**	n/s	1.8 c	**
Chatham-Kent CA	**	**	7.3 c	7.3 b	7.3 b	5.3 b	9.0 c	5.9 d	7.6 b	6.1 b
Essex T	**	**	**	17.6 d	12.8 c	10.5 c	8.3 a	**	13.3 c	12.0 c
Ingersoll CA	n/u	n/s	**	22.4 a	14.2 c	12.1 c	5.2 b	**	12.1 a	**
Kincardine MU	**	**	**	0.0 d	2.9 c	**	**	**	2.1 c	0.5 b
Lambton Shores City	n/u	n/u	**	**	8.7 a	12.7 a	**	**	6.5 a	14.1 a
Leamington CA	**	0.0 a	4.2 c	4.3 b	10.2 a	10.7 a	**	0.0 a	7.7 a	7.3 a
Meaford MU	**	**	**	3.2 d	4.2 c	6.0 c	**	5.6 d	4.5 c	5.4 c
Norfolk CA	**	**	5.1 d	**	2.7 c	5.8 d	3.4 d	0.0 d	3.4 d	**
North Perth Town	16.7 d	n/s	8.7 b	**	9.1 a	**	**	0.0 d	9.3 a	**
Owen Sound CA	**	**	3.7 c	4.4 d	6.1 c	4.6 c	6.2 c	2.4 c	5.4 b	4.3 c
Sarnia CA	6.9 b	7.4 c	5.1 b	5.4 c	4.7 b	6.3 c	1.8 c	**	4.6 b	6.1 c
Saugeen Shores Town	**	**	**	**	0.0 c	0.4 b	**	**	**	**
Stratford CA	0.0 b	**	3.2 c	3.2 c	3.5 c	6.7 b	4.8 c	1.4 a	3.4 b	5.0 b
Tillsonburg CA	**	13.8 a	7.3 c	7.2 c	6.9 b	6.5 c	**	**	7.0 b	6.7 c
Woodstock CA	**	**	3.8 b	3.7 d	6.5 b	3.7 d	4.2 c	**	5.4 b	4.0 c

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	689 a	657 b	785 a	765 b	**	n/s	750 a	721 c
Chatham-Kent CA	437 b	423 a	573 a	572 a	642 a	663 a	624 a	720 b	617 a	638 a
Essex T	**	**	545 a	593 a	653 a	661 a	825 a	**	646 a	636 a
Ingersoll CA	n/u	n/s	**	623 a	655 a	643 a	731 a	770 a	670 a	674 a
Kincardine MU	**	**	630 a	682 b	836 b	873 c	**	**	728 a	810 b
Lambton Shores City	n/u	n/u	**	**	572 a	584 a	**	**	558 a	573 a
Leamington CA	498 d	494 a	613 a	626 a	729 a	736 a	912 b	928 a	689 a	696 a
Meaford MU	**	**	545 b	603 a	716 a	756 a	786 b	825 a	676 b	712 a
Norfolk CA	**	496 c	541 a	564 b	614 a	607 a	**	**	595 a	592 a
North Perth Town	488 a	n/s	595 a	615 b	685 a	721 a	787 a	**	667 a	698 a
Owen Sound CA	485 b	480 a	634 a	663 a	760 a	772 a	785 a	791 a	705 a	722 a
Sarnia CA	509 a	541 a	633 a	628 a	748 a	744 a	892 b	864 b	708 a	699 a
Saugeen Shores Town	**	**	615 b	647 b	**	732 b	**	807 c	678 c	713 a
Stratford CA	465 a	509 a	644 a	638 a	764 a	776 a	879 a	875 a	722 a	732 a
Tillsonburg CA	476 a	482 a	590 a	605 a	692 a	685 a	746 c	761 b	656 a	659 a
Woodstock CA	436 b	513 a	622 a	605 a	718 a	700 a	690 a	725 a	678 a	671 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_5 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2010 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	**	**	133	2 a	254	n/s	n/s	**	400
Chatham-Kent CA	**	44	122 b	1,676	141 b	2,664	32 d	534	301 b	4,919
Essex T	**	**	13 d	75	15 c	139	**	47	32 c	265
Ingersoll CA	n/s	n/s	11 a	49	22 c	182	**	84	**	315
Kincardine MU	**	**	0 d	67	**	138	**	**	1 b	227
Lambton Shores City	n/u	n/u	**	**	9 a	71	**	**	13 a	92
Leamington CA	0 a	29	22 b	520	70 a	656	0 a	59	92 a	1,264
Meaford MU	**	**	2 d	67	9 c	155	1 d	19	14 c	250
Norfolk CA	**	18	**	229	37 d	635	0 d	15	**	897
North Perth Town	n/s	n/s	**	72	**	308	0 d	20	**	401
Owen Sound CA	**	83	28 d	620	40 c	870	5 c	204	77 c	1,777
Sarnia CA	16 c	220	136 c	2,527	196 c	3,101	**	404	383 c	6,253
Saugeen Shores Town	**	**	**	105	1 b	247	**	49	**	413
Stratford CA	**	36	22 c	691	72 b	1,067	2 a	160	97 b	1,954
Tillsonburg CA	2 a	17	20 c	274	37 c	560	**	31	59 c	882
Woodstock CA	**	33	29 d	805	54 d	1,459	**	234	102 c	2,531

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Centre Wellington CA	**	**	4.4 d	**	1.2 d	**	**	n/s	2.6 c	**
Chatham-Kent CA	**	**	9.4 b	8.9 b	8.7 b	6.8 b	10.0 c	**	9.2 b	7.6 b
Essex T	**	**	**	17.6 d	14.2 a	11.3 c	8.3 a	**	14.4 c	12.5 c
Ingersoll CA	n/u	n/s	**	26.5 a	15.5 d	14.3 c	5.2 b	**	13.2 c	**
Kincardine MU	**	**	**	0.0 d	2.9 c	**	**	**	**	1.6 c
Lambton Shores City	n/u	n/u	**	**	8.7 a	14.1 a	**	**	6.5 a	15.2 a
Leamington CA	**	5.6 a	4.6 c	6.4 b	12.5 a	11.6 a	**	2.8 a	9.1 a	8.9 a
Meaford MU	**	**	10.2 d	3.2 d	4.2 c	6.7 c	**	5.6 d	5.4 c	5.9 b
Norfolk CA	**	**	**	**	4.2 d	**	3.4 d	0.0 d	4.7 d	**
North Perth Town	20.8 d	n/s	8.7 b	**	10.0 a	**	**	0.0 d	10.6 a	**
Owen Sound CA	**	**	4.8 c	5.7 c	7.1 b	6.0 c	9.3 c	5.9 d	6.8 b	5.9 b
Sarnia CA	8.8 b	8.9 c	8.5 a	7.8 b	7.0 a	8.0 c	2.5 c	**	7.2 a	8.1 b
Saugeen Shores Town	**	**	**	**	0.0 c	**	**	**	**	4.0 d
Stratford CA	0.0 b	**	5.3 b	4.7 c	6.4 b	8.3 b	6.9 b	1.4 a	5.9 b	6.4 b
Tillsonburg CA	**	13.8 a	9.5 b	9.4 c	7.9 b	7.4 c	**	4.2 c	8.5 b	8.0 b
Woodstock CA	**	**	5.9 b	5.9 c	9.5 b	4.5 c	5.7 c	**	8.1 b	5.3 c

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Centre Wellington CA	**	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	3.0 b	1.3 a	2.6 c	1.6 b	++	1.6 c	2.7 c	1.3 a
Essex T	**	**	++	++	++	++	-1.4 a	**	++	++
Ingersoll CA	n/u	**	**	**	**	**	**	**	**	**
Kincardine MU	**	**	**	**	**	**	**	**	**	**
Lambton Shores City	n/u	n/u	**	**	-1.9 a	**	**	**	-1.3 a	2.8 b
Leamington CA	**	**	++	0.8 a	0.4 b	1.1 a	**	0.4 a	0.4 b	0.8 a
Meaford MU	**	**	**	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	2.7 c	++	**	**	2.5 c	2.1 c
North Perth Town	**	**	**	**	++	**	**	**	++	**
Owen Sound CA	**	**	3.0 d	4.0 c	**	2.3 c	**	**	3.3 d	2.7 b
Sarnia CA	2.8 b	**	2.1 a	2.1 a	2.2 a	1.8 b	1.9 b	++	2.2 a	1.9 a
Saugeen Shores Town	**	**	**	**	**	**	**	**	**	**
Stratford CA	**	**	1.1 a	1.4 a	1.2 a	1.3 a	0.8 a	**	1.2 a	1.4 a
Tillsonburg CA	**	0.5 a	3.6 b	++	3.6 c	++	**	**	3.8 c	++
Woodstock CA	**	**	++	1.5 c	1.0 d	1.7 c	2.4 c	**	1.0 a	2.1 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current April Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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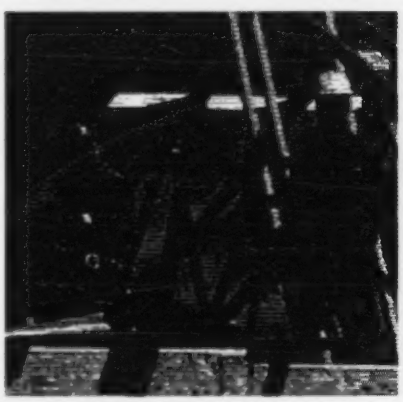

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